



PLANNING COMMISSION

MEETING AGENDA

SPECIAL/STUDY MEETING

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

Donald Edmunds, Chair, Philip Sanzica, Vice Chair
Karen Crusse, Steve Gottlieb, Michael W. Hutson, Tom Krent
Gordon Schepke, Thomas Strat and John J. Tagle

June 24, 2014

7:00 P.M.

Council Board Room

1. ROLL CALL (Absent: Sanzica)
2. APPROVAL OF AGENDA
3. MINUTES – June 10, 2014 Regular meeting (Approved as published)
4. PUBLIC COMMENT – For Items Not on the Agenda
5. ZONING BOARD OF APPEALS (ZBA) REPORT
6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT
7. PLANNING AND ZONING REPORT

PRELIMINARY SITE PLAN REVIEWS

8. PRELIMINARY SITE PLAN APPLICATION (File Number SP 994) – Proposed Children's Hospital of Michigan, Northeast corner of Big Beaver Road and Civic Center Drive (350 W. Big Beaver Road), Section 21, Currently Zoned BB (Big Beaver) District

Resolution # PC-2014-06-037

Moved by: Krent

Seconded by: Strat

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Children's Hospital of Michigan, located on the northeast corner of Big Beaver Road and Civic Center Drive (350 W. Big Beaver Road), Section 21, within the BB (Big Beaver) District, be granted, subject to the following:

1. Work with the City between Preliminary Site Plan Approval and Final Site Plan Approval to create a formal agreement that outlines the terms under which deferred parking will be constructed.

Yes: All present (8)

Absent: Sanzica

MOTION CARRIED

9. PRELIMINARY SITE PLAN REVIEW (File Number SP 995) – Proposed Field and Stream, East side of I-75, North of 14 Mile (750 W 14 Mile), Section 35, Currently Zoned GB (General Business) District

Resolution # PC-2014-06-038

Moved by: Krent

Seconded by: Strat

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Field and Stream, located on the east side of I-75, north of Fourteen Mile (750 W. 14 Mile), Section 35, within the GB (General Business) District, be granted, subject to the following:

1. Note existing and/or proposed access easements on the final site plan.
2. Provide bicycle parking for two (2) bikes.
3. Relocate the two (2) proposed trees outside of the Chicago Street ROW.
4. Add an additional six (6) trees in the parking lot to the south of the building taking up six (6) existing parking spaces.
5. Consolidation of the two parcels as part of final site plan approval.

Yes: All present (8)

Absent: Sanzica

MOTION CARRIED

OTHER BUSINESS

10. MASTER PLAN UPDATE – North Troy Study Area
11. PUBLIC COMMENT – Items on Current Agenda
12. PLANNING COMMISSION COMMENT

ADJOURN (8:55 pm)

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.